



Summary of Covenants

The purpose of covenants is to preserve and protect the interests and investment of the individual owners. Following is a summary list of the protective covenants for Pioneer Crossing. This list is not intended to be all-inclusive or a replacement of the actual covenants.

- Provide for individual and community decision-making.
- Property Owners' Association formed for implementing and enforcing covenants and guidelines.
- Current Association fees assessed at \$120.00 per quarter.
- Association is responsible for maintenance of trails, parks, open space, & streets.
- Parks, open space, and trails are dedicated for public use.
- Individual parcel owners may not fence or build structures on common easements.
- Individual property owners are responsible for the control of noxious weeds.
- Approved landscaping and underground sprinkler system is required; installation required to be completed within six months of construction completion.
- Construction, improvements, landscaping or alteration to exterior of any building, or addition of any structure to a lot requires Architectural Review Committee approval.
- Minimum finished floor space is 1600 square feet, 1400 square feet if two story.
- Height of buildings can be no more than 32 feet above natural ground surface.
- Front porches are required.
- Two or more car garage is required. Front-facing garages must be set back a minimum of 5' from front line of the house; side-loaded garages can be flush with the front of the house; detached garages to be placed to the rear of the lot.
- Certain specified lots allow for the building of an Accessory Dwelling Unit (ADU) above or contiguous with a detached garage. ADUs may only be rented out when the main house is owner-occupied.
- Mobile, modular, other pre-fabricated or relocated homes are not allowed.
- Flat roofs and A-frame buildings are prohibited. The minimum roof pitch is 3/12.
- Satellite dishes may be no larger than 24" in diameter.
- RV, boat, trailer, inoperable vehicles or junk are not allowed on-site unless stored inside of a garage.
- Fireworks or open burning is not allowed.
- Full or semi-cutoff outdoor lighting must be used.
- Primary use of the development is for residential purposes. The Board of Directors of the Property Owners' Association may allow conditional use as a daycare facility, eldercare facility, or home occupation, subject to approval.
- A maximum of two adult dogs and/or two adult cats may be kept on any lot. The commercial breeding, care, or keeping of animals is not allowed.
- The property owner acknowledges that the property is adjacent to agricultural activities that may cause noise, dust, or odors.

Buyer's Signature & Date Buyer's Signature & Date Salesperson's Signature & Date